

## All Photos View

MLS® 19023312

Price: \$454,900

Address:

1292 SHORELINE







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## Cross Property Client Full



MLS® #: **19023312**      List Price: **\$454,900.00**  
 Status: **Active**      Property Type: **Residential**  
 Major Area: **Windsor-Essex**      District: **60**  
 Trans. Type: **Sale**      Sub-District: **61**  
 Legal Description: **PLAN 1435 LT 4 MAIDSTONE; LAKESHORE**  
 Address: **1292 SHORELINE**  
 City/Town/Munic: **Lakeshore, Ontario N0R 1A0**  
 Side of Road: **North**  
 Nearest Cross St: **RENAUD LINE**  
 Nearest Town:  
 Area/Property Known As:  
 Property Size: **50 x IRREG FT**  
 Acreage:      Approx Sq Ft:  
 Zoning: **RES**      Occupancy: **Seller**  
 Possession: **60-90 DAYS**

Remarks: **HIGH AND DRY LAKEFRONT NEAR BELLE RIVER, 50 FEET OF FRONTAGE GABIAN BREAKWALL, THREE BEDROOMS, ONE AND A HALF BATHS, NEWER WINDOWS AND UPDATED FURNACE AND CENTRAL AIR (2014). 2 CAR DETACHED GARAGE, COVERED FRONT AND REAR PORCHES. GORGEOUS VIEW FROM HUGE DECK.**

Year Built: **/Unknown**      Approx Taxes/Year: **\$3580.06/2019**

### Interior Features

Basement: <b>Crawl Space</b> Heating/Cooling: <b>Central Air Conditioning, Forced Air</b> Flooring: <b>Ceramic/ Porcelain, Hardwood/Engineered</b> Fireplace Type: <b>Insert</b> 2nd Fireplace Type: Hot Water Tank: <b>Rented</b> Rental Equipment: <b>None</b> # of Bedrooms: <b>3+</b> Total Bathrooms: <b>1.1</b> Appliances Included: <b>Washer, Dryer, Fridge &amp; Stove</b> Indoor Features:	Basement Development: Heating Fuel: <b>Natural Gas</b> Hrwd, Laminate Fireplace Fuel: <b>Electric</b> #: <b>1</b> 2nd Fireplace Fuel: HWT - Type: <b>Gas</b> #: # R-In Bathrooms:      Ensuite:
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### Rooms

<u>Lvl</u>	<u>Room</u>	<u>Room Size</u>	<u>Lvl</u>	<u>Room</u>	<u>Room Size</u>	<u>Lvl</u>	<u>Room</u>	<u>Room Size</u>
<b>M</b>	<b>Kitchen</b>		<b>M</b>	<b>Living Room</b>		<b>M</b>	<b>Laundry</b>	
<b>2</b>	<b>Bedroom</b>		<b>2</b>	<b>Bedroom</b>		<b>M</b>	<b>Master Bedroom</b>	
<b>M</b>	<b>Dining Room</b>		<b>M</b>	<b>4 Pc. Bathroom</b>		<b>2</b>	<b>2 Pc. Bathroom</b>	

### Exterior Features

Type of Dwelling: <b>1 1/2 Storey</b> Attachment Style: <b>Detached</b> Driveway: <b>Concrete Drive</b> Exterior Finish: <b>Aluminum/Vinyl</b> Roof Material: <b>Asphalt Shingle</b> Site Influences: <b>Sundeck</b> Outdoor Features: <b>Breakwall, Storage Shed</b> Waterfront: <b>Waterfront, Waterfront on Lake</b> Utility Water/Avail: <b>Municipal Water/Connected</b>	Parking Type (Garage): <b>Detached Garage, Double Garage</b>  Foundation: <b>Block</b>  Utility Sewer/Avail: <b>Sanitary/Connected</b>
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### Miscellaneous

Rental Income: SPIS: Mobile/Leased Land Fees: Listing Brokerage Office: <b>CHRIS GIRARD REALTY LTD - 160</b>	Garbage Pickup Provided: Retrofit Certificates: Mortgage:	UFFI: Survey Avail:	Handicap: Work Order: Local Improve:
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